

Chatham Square



BRINSHORE DEVELOPMENT L.L.C.

Brinshore Development

- Established 1993
- Based in Northbrook, IL
- Specializing in mixed income rental and for sale housing
- Experience in both new construction and rehabilitation
- Track record of working with Cities
- 4,300 units valued at over \$750 Million
- More than 40 projects-28 tax credit financed projects
- Experts in complex multi-tiered financing structures



Brinshore Development

Leading Midwest Housing Developer

- Indianapolis, IN
- Bloomington, IL
- Champaign-Urbana, IL
- Chicago, IL
- Galesburg, IL
- Highland Park, IL
- Joliet, IL
- Mattoon, IL
- Melrose Park, IL
- Rock Island, IL
- Rockford, IL
- Milwaukee, WI



Brinshore Development

Neighborhood Redevelopment Experience

- Indianapolis, IN
 - Red Maple Grove (217 units)
- Champaign-Urbana, IL
 - Douglass Square (50 units)
 - Crystal View (70 units)
- Chicago, IL
 - Legends South (2,388 units)
 - Westhaven Park (764 units)

3,489 Total Units



Chatham Square

■ Program

- 89 Mixed Income rental units
 - » Five Building Types
- 10 For Sale homes
 - » Three Building Types
- Community Center/Management Office
 - » Computer Lab
 - » Community Room
 - » Exercise Room
- Walking Trail
- Community Gardens
- Bus Stop

■ Rental Development Financing

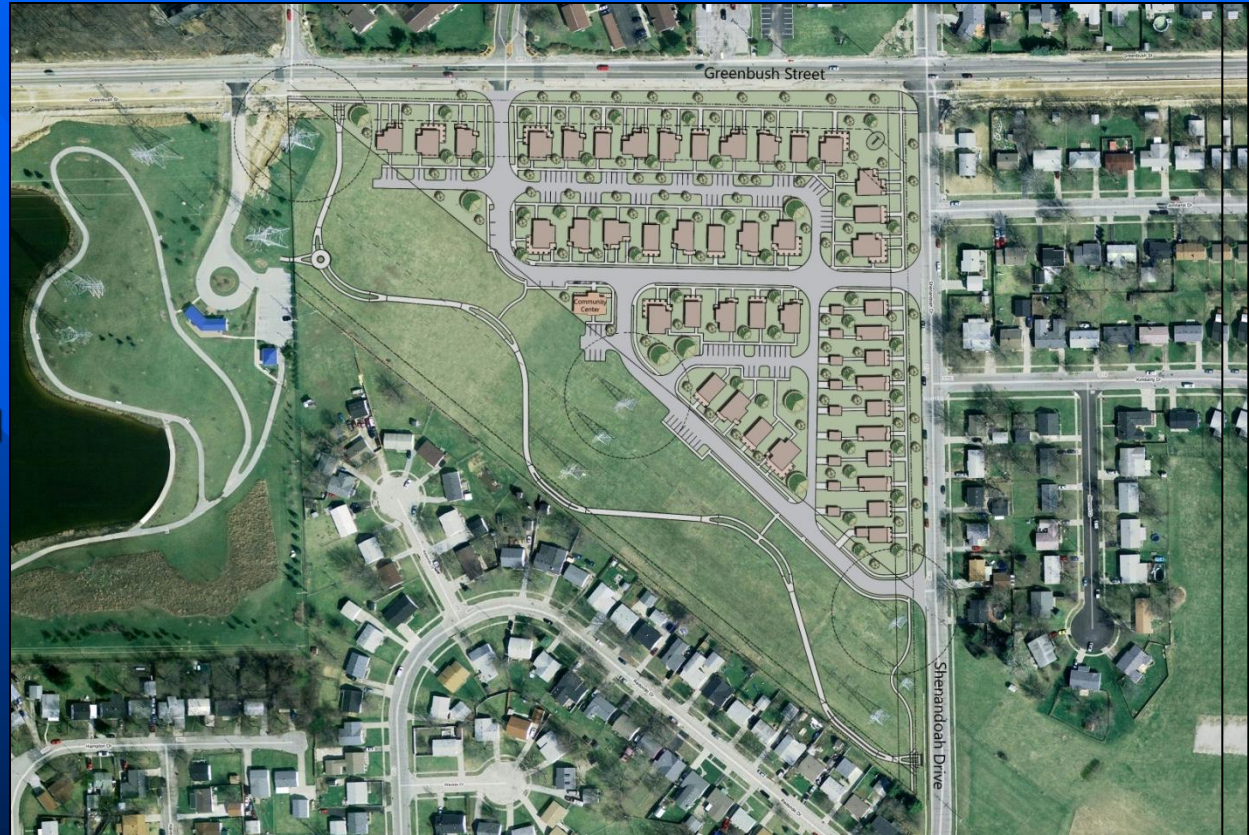
- Private Conventional Mortgage
- Low Income Housing Tax Credit Equity
- NSP Funding
- HOME Funds
- City of Lafayette Loan
- AHP Grant



Chatham Square

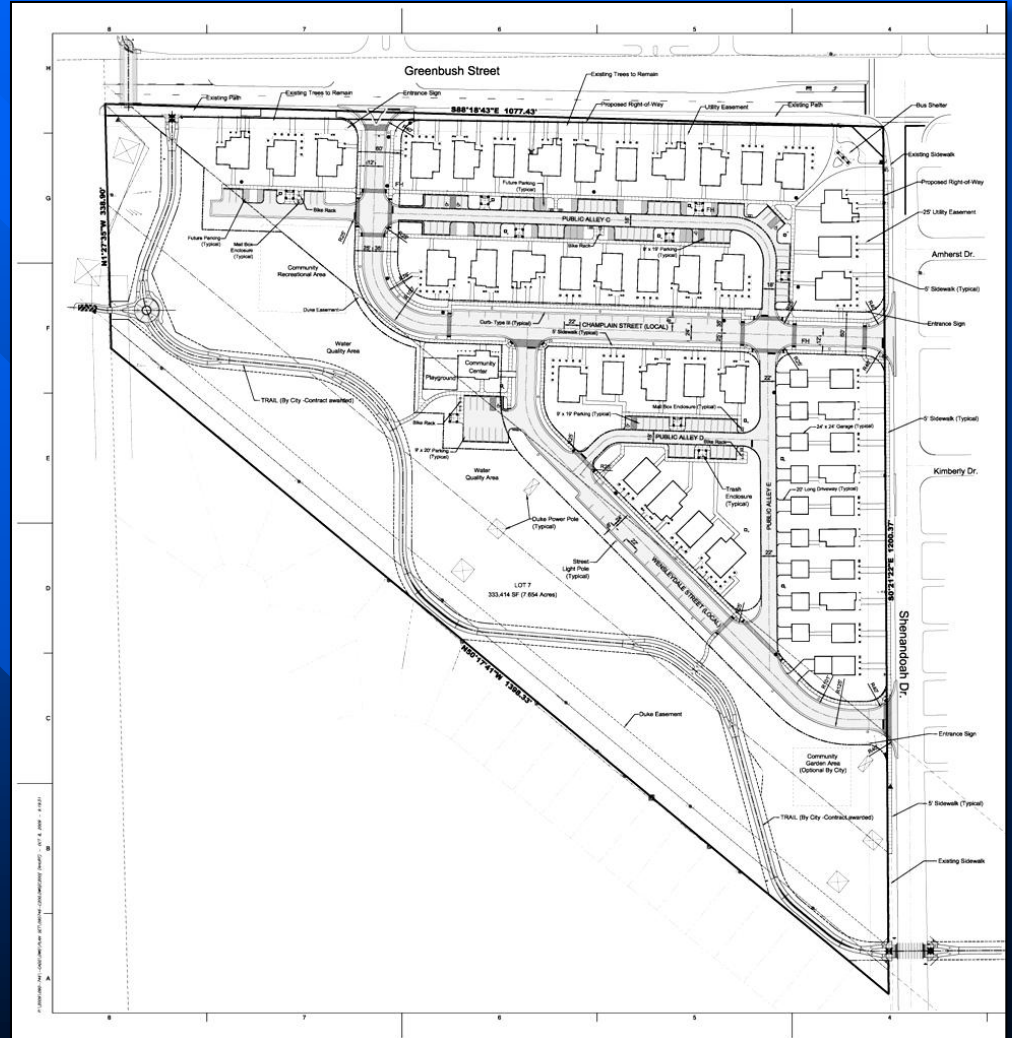
Site Plan

- New Urbanist/
Traditional
Neighborhood
Development
 - New Streets connect to community
 - Individual entrances
 - Front and Rear Yards
 - Dedicated Parking and Trash in Alley
 - Buildings face onto Greenbush and Shenandoah
 - Pedestrian and Family Friendly Streets
 - Contextual Design



Chatham Square Site Plan

- Planned Development Approved
- Infrastructure
 - New Publicly Dedicated Streets and alleys
 - Private parking lots off street
 - New water, sewer, electric, phone and cable
 - New bus shelter
- Developer Commitments
 - Parking maintenance
 - Trash for the rental development

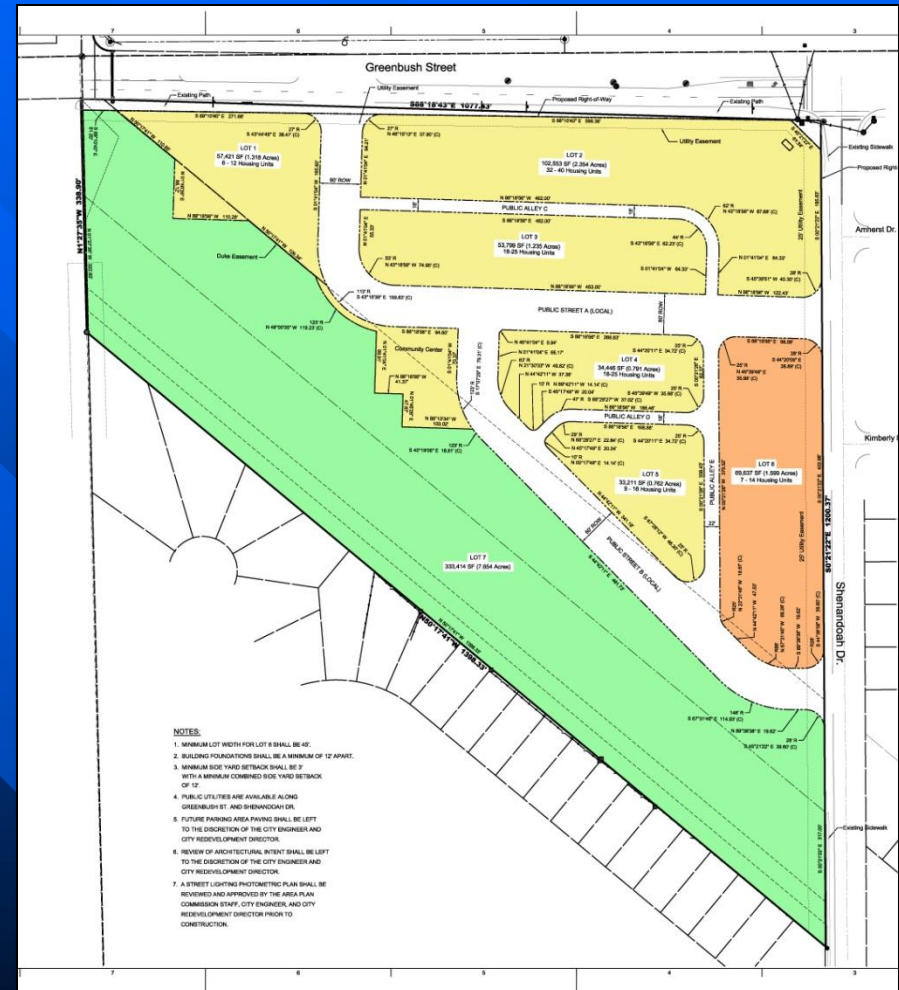


Chatham Square Plat of Subdivision

Plat of Subdivision Approved

- Rental Development
 - 6.46 acres (34%)
- Homeownership
 - 1.599 acres (8%)
- Public Right of Way
 - 3.22 acres (17%)
- Duke Easement and Walking Trail
 - 7.65 acres (40%)

18.93 acres

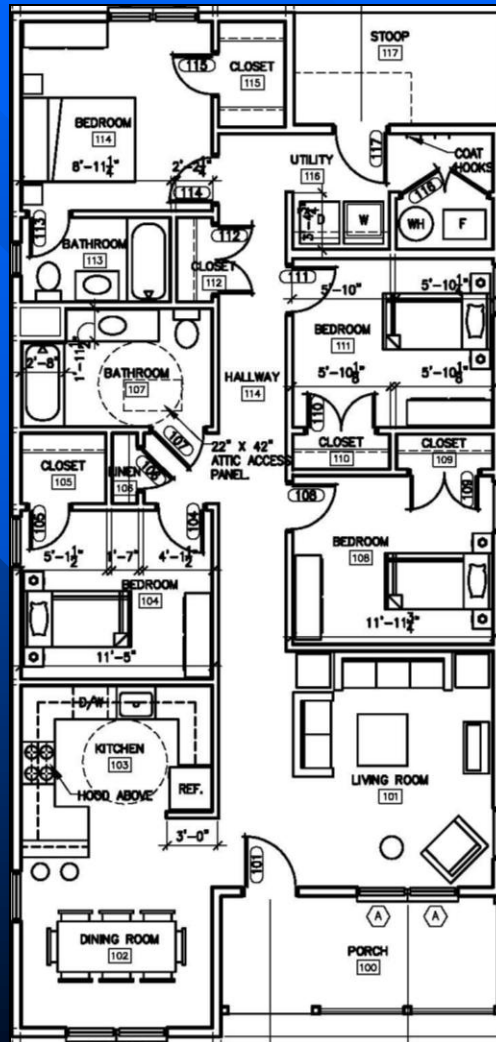


Chatham Square Queen Anne



Single Family 4 Bedroom

Chatham Square Queen Anne Floor Plan



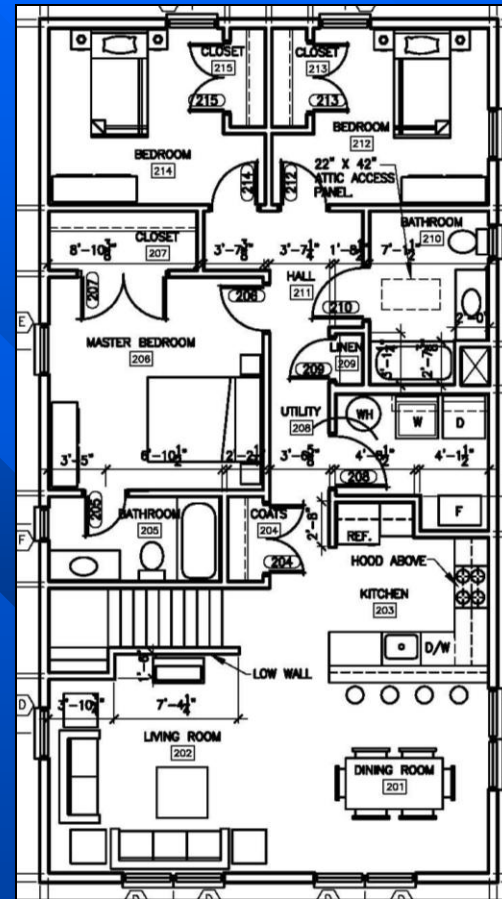
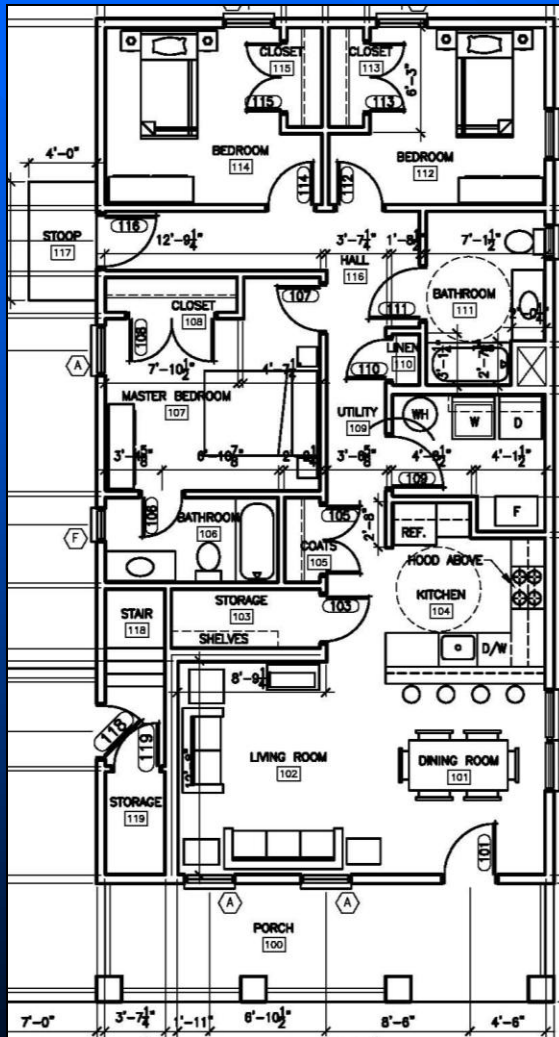
Chatham Square Four Square



Two Family-3 Bedrooms

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Four Square Floor Plan



Second Floor

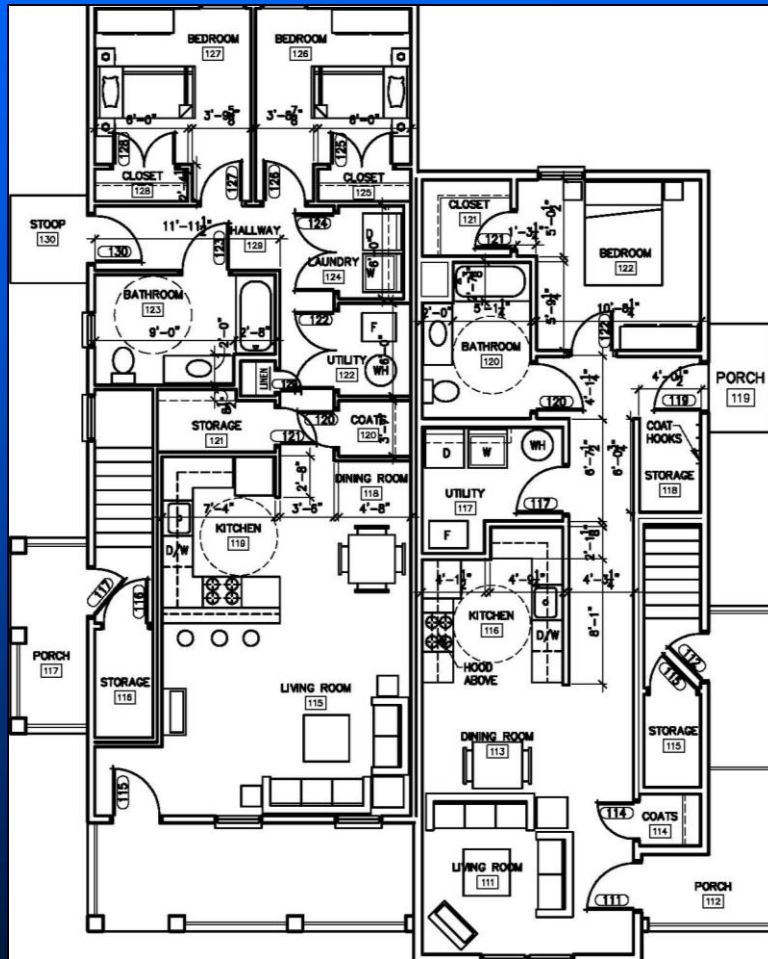
Chatham Square Indiana Traditional



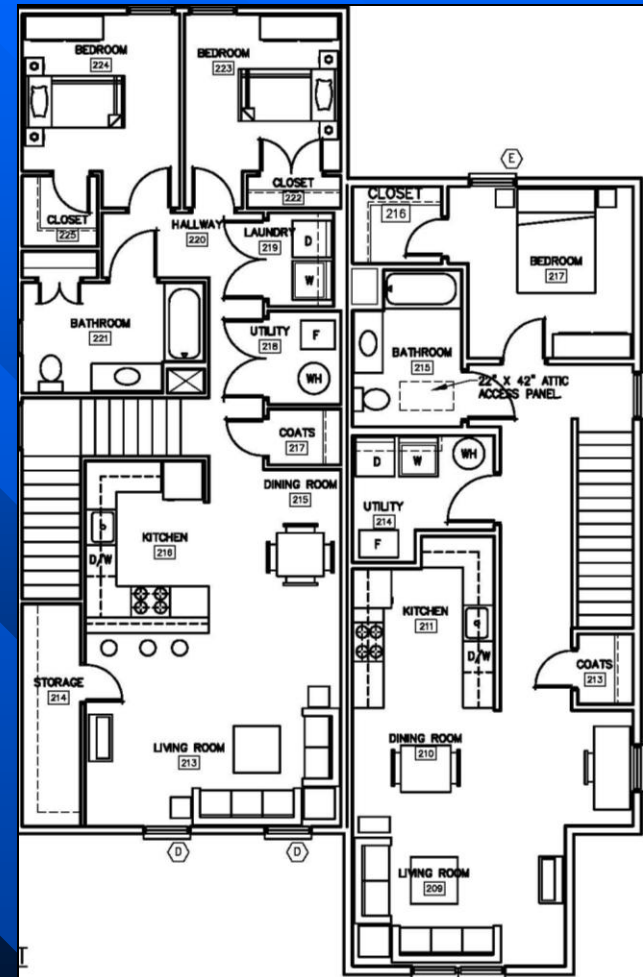
Three Family-two 1BRs/one 3BR townhouse

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Indiana Traditional Floor Plan



First Floor



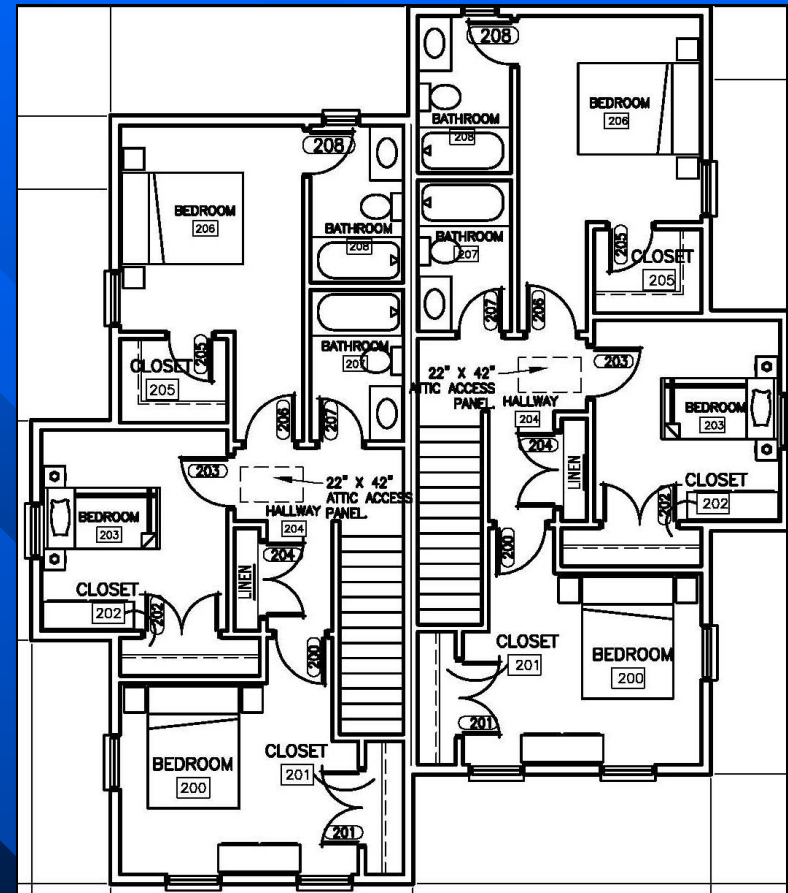
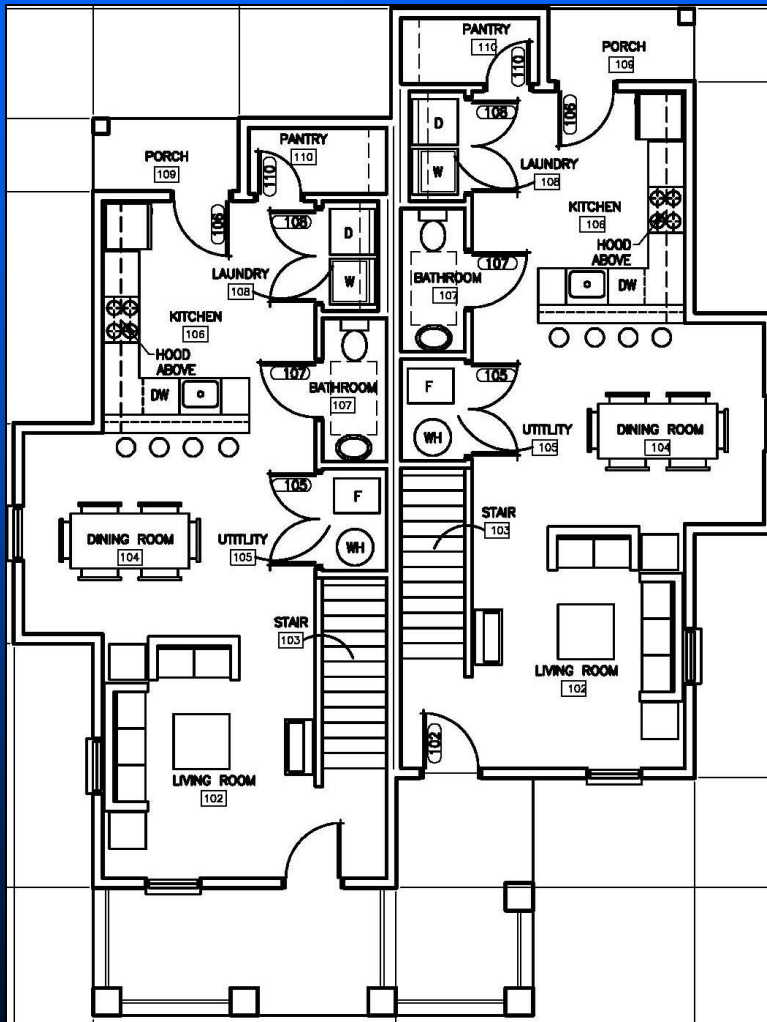
Second Floor

Chatham Square Craftsman



Two Family-two 3BR townhomes

Chatham Square Craftsman Floor Plan



Second Floor

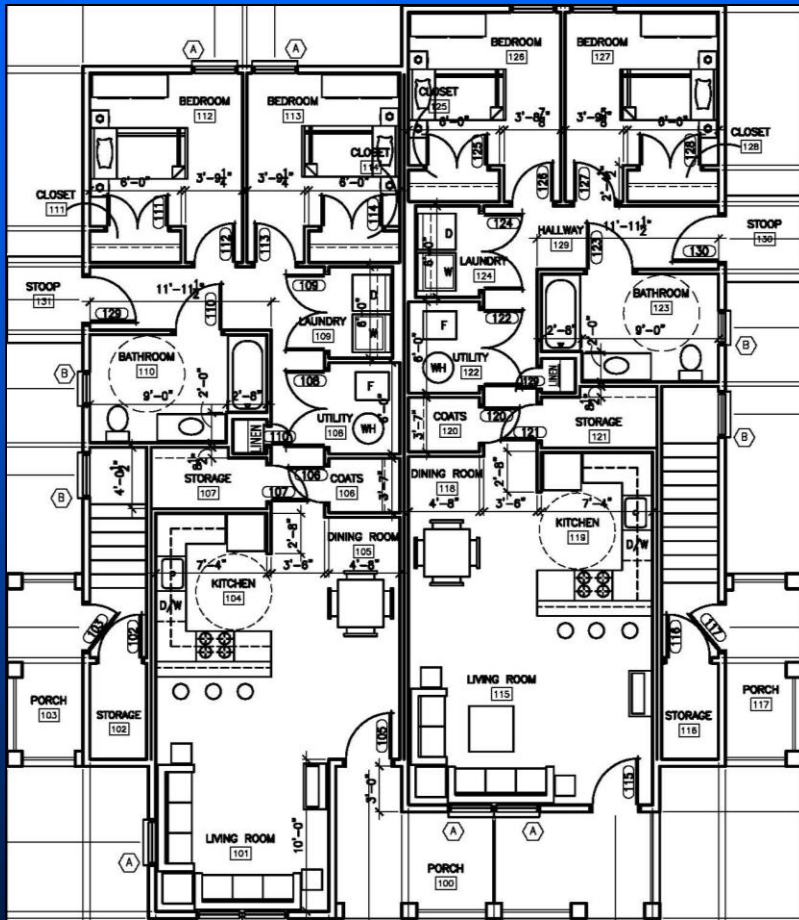
Chatham Square Italianate



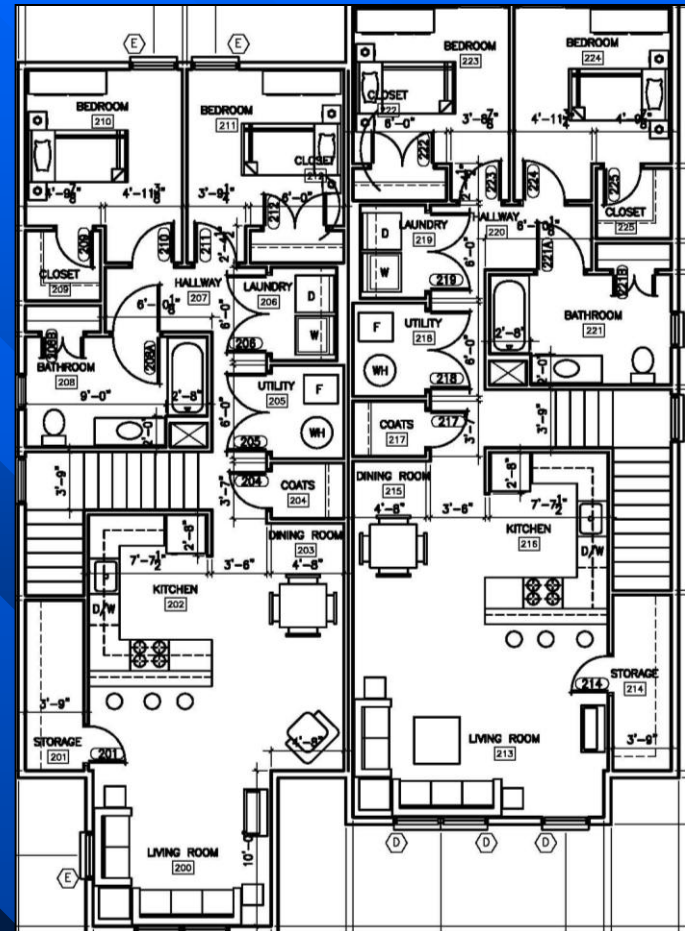
Four Family-four 2BRs flats

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Italianate Floor Plan



First Floor



Second Floor

Chatham Square Community Center/Management Office



Front Elevation

Chatham Square Community Center/Management Office



Chatham Square Community Center/Management Office



Rear Elevation with Tot Lot

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Differences with Bridgeway

- Design
 - Barrack Style v. Contextual and Unique
 - Functionally Obsolete v. New
- Quality of Construction
- Financing and Subsidy
 - Project Based Sec. 8 v. Mixed Income
 - For Sale on site
- Management



Chatham Square

Property and Asset Management

- Brinshore Asset Management
 - Obligated for 15 years
 - No failures in Brinshore history
- Tenant Screening Requirements
 - Credit Check
 - Landlord Reference
 - Drug Testing
 - Employment
- On site management presence
 - Property Manager
 - Maintenance Supervisor



Chatham Square Green Features

- Energy Star Rated Buildings
 - » High Efficiency HVAC
 - » Super insulation
 - » Thermal insulated windows
 - » Reduced Utility Costs
- Community Garden
- Bus Stop
- Walking Path



Chatham Square Schedule

- October 2009-Demolition Begins
- December 2009-Apply for Tax Credits
- March 2010-Award of Credits
- April 2010-Marketing of For Sale Begins
- September 2010-Construction on Rental Begins
- Summer 2011-Families begin moving in
- December 2011-Construction of Rental Complete
- Spring 2012-All units rented, sold and occupied



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Questions and Answers

